

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**52 RIVER ROCK RD**  
SHERIDAN, WY 82801



**4**  
BEDS

**4**  
BATHS

**2,458 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,451 (2025)</b> |
| Assessed Value        | <b>\$68,281</b>       |
| Previous Assessed     | <b>\$51,125</b>       |
| Assessor Market Value | <b>\$736,050</b>      |

**PROPERTY FACTS**

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Duplex Single</b>                     |
| County        | <b>SHERIDAN</b>                          |

|              |                     |
|--------------|---------------------|
| Lot (acres)  | 0.10                |
| Construction | Frame (Unspecified) |
| Roof         | Composition Shingle |
| Heating      | Forced Air          |
| Cooling      | Yes                 |
| Fireplace    | Yes                 |
| Garage       | Garage, Attached    |
| Pool         | No                  |

Wet bar

Deck · 32 ft²

Porch · 196 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------------------|-------|--------|------|
| Jun 11, 2025 | Financing | Transfer On Death Deed             |       |        |      |
| Apr 8, 2025  | Financing | Affidavit Of Death Of Joint Tenant |       |        |      |
| Mar 10, 2023 | Financing | Warranty Deed                      |       |        |      |
| Oct 4, 2021  | Financing | Intrafamily Transfer               |       |        |      |
| Oct 24, 2017 | Financing | Warranty Deed                      |       |        |      |
| Jul 19, 2005 | Quitclaim | Quit Claim Transfer                |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Big Horn Elementary School | Elementary | KG–5   | 1.6 mi   |
| Big Horn Middle School     | Middle     | 6–8    | 1.7 mi   |
| Big Horn High School       | High       | 9–12   | 1.7 mi   |

District: Sheridan County School District 1

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 82801

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>28,239</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|